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DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
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Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



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302-855-7878 T
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JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: May 12th, 2022

Application: Workman's Crossing (2021-33)

Applicant: Mathew Egan
P.O. Box 697
Newark, Delaware 19715

Owner: Dunn Investments LLC
P.O. Box 697
Newark, Delaware 19715

Site Location: The site is on the northeast side of Brittingham Road (S.C.R. 455), northeast of Pepperbox Road (S.C.R. 60).

Current Zoning: Agricultural Residential (AR-1)

Proposed Use: 3 single family lots

Comprehensive Land
Use Plan Reference: Low Density

Councilmanic
District: District 1 - Vincent

School District: Delmar School District

Fire District: Delmar Fire Company

Sewer: On-site septic systems

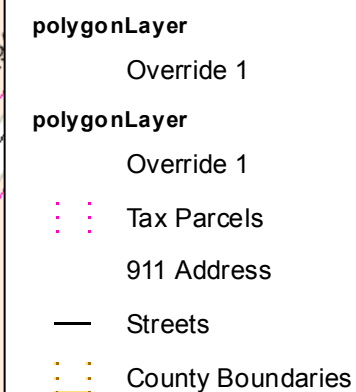
Water: On-site well

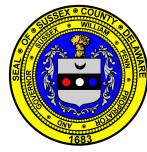
TID: Not Applicable

Site Area: 7.66 acres +/-

Tax Map ID: 532-15.00-11.00







Sussex County

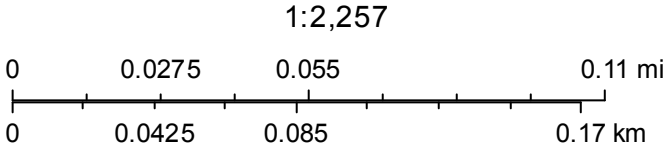


PIN:	532-15.00-11.00
Owner Name	DUNN INVESTMENTS LLC
Book	5038
Mailing Address	8 N HAMPSHIRE CRT
City	WILMINGTON
State	DE
Description	N/BRITTINGHAM RD
Description 2	RESIDUAL LANDS
Description 3	N/A
Land Code	

- polygonLayer

Override 1
- polygonLayer

Override 1
- Tax Parcels
- 911 Address
- Streets



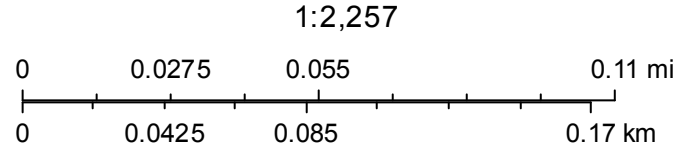


Sussex County



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- polygonLayer
- Override 1
- polygonLayer
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries



File #: 2021-33

Pre-App Date: _____

Sussex County Major Subdivision Application**Sussex County, Delaware**

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

RECEIVED
RECEIVED

NOV 29 2021

SUSSEX COUNTY
PLANNING & ZONING**Type of Application: (please check applicable)**Standard: ☒Cluster: ☐Coastal Area: ☐**Location of Subdivision:**BRETENHAM RD, DELMAR, DE 19940**Proposed Name of Subdivision:**WORKMANS CROSSING IITax Map #: 532-15.00-11.00 Total Acreage: 7.66Zoning: AR-1 Density: _____ Minimum Lot Size: 1.367 Number of Lots: 3Open Space Acres: 0Water Provider: WCU Sewer Provider: SEPTIC**Applicant Information**Applicant Name: MATTHEW KLANApplicant Address: P.O. BOX 697City: NEWARK State: DE Zip Code: 19715Phone #: 302-419-8903 E-mail: Customproperties@live.com**Owner Information**Owner Name: DUNN INVESTMENTS LLCOwner Address: P.O. BOX 697City: NEWARK State: DE Zip Code: 19715Phone #: 302-419-8903 E-mail: Customproperties@live.com**Agent/Attorney/Engineer Information**Agent/Attorney/Engineer Name: MILLER-LEWIS, INCAgent/Attorney/Engineer Address: 1560 MADGEFORD RDCity: SEAFORD State: DE Zip Code: 19973Phone #: 302-629-9895 E-mail: danmiller@cmillerlewisinc.com

Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

☒ **Completed Application**

☐ **Provide ten (10) copies of the Site Plan or Survey of the property and a PDF (via e-mail)**

- Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. **Per Subdivision Code 99-22, 99-23 & 99-24**
- Provide compliance with Section 99-9.
- Deed or Legal description, copy of proposed deed restrictions, soil feasibility study

☒ **Provide Fee \$500.00**

☐ **Optional - Additional information for the Commission to consider** (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

☐ **Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**

☐ **PLUS Response Letter** (if required) ☐ **Environmental Assessment & Public Facility Evaluation Report** (if within Coastal Area)

☐ **51% of property owners consent if applicable**

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney



Date: 11/12/21

Signature of Owner



Date: 11/12/21

For office use only:

Date Submitted: _____ Fee: \$500.00 Check #: _____

Staff accepting application: _____ Application & Case #: _____

Location of property: _____

Date of PC Hearing: _____ Recommendation of PC Commission: _____

Name	Owner Name	Second Owner Name	Mailing Address	City	State	Zipcode
532-15.00-11.13	THROM MARK A JR	KRISTEN J THROM	36751 BRITTINGHAM RD	DELMAR	DE	19940
532-15.00-11.12	PHILLIPS A BLAIR	AMBER N PHILLIPS	36745 BRITTINGHAM RD	DELMAR	DE	19940
532-15.00-11.11	HOPKINS TYLER RAY	RACHAEL MARIE HOPKINS	36739 BRITTINGHAM RD	DELMAR	DE	19940
532-15.00-11.08	CLARK RUTH L ESTATE OF	% R BYRON CLARK	320 DEVON WAY	WEST CHESTER	PA	19380
532-15.00-10.00	TERLSON JAY WILLIAM		36740 BRITTINGHAM RD	DELMAR	DE	19940
532-15.00-11.06	HEARN DANIEL P & WENDY F		15099 PEPPERBOX RD	DELMAR	DE	19940
532-15.00-11.09	MARCOTTE THOMAS A		25975 REDWING LANE	MILLSBORO	DE	19966
532-15.00-11.04	KIMMONS BRYAN E	REBECCA A KIMMONS	39041 CLAYTON RD	DELMAR	DE	19940
532-15.00-11.02	KESTLER JEFFREY ROY	MELISSA MARIE KESTLER	39050 CLAYTON RD	DELMAR	DE	19940
532-15.00-11.15	KIRK MICHELLE L		12263 COUNTY SEAT HWY	LAUREL	DE	19956
532-15.00-11.10	MIDDLETON JOHN A	TRACY L MIDDLETON	PO BOX 246	DELMAR	DE	19940
532-15.00-11.17	AMABILI LOUIS J JR	BRIDGET M AMABILI	4284 WILD TURKEY WAY	SALISBURY	MD	21804
532-15.00-11.14	ARMSTRONG TOD	LISA ARMSTRONG	36763 BRITTINGHAM RD	DELMAR	DE	19940
532-15.00-11.16	AMABILI LOUIS J III		15055 PEPPERBOX RD	DELMAR	DE	19940
532-15.00-11.18	CMH HOMES INC		5000 CLAYTON RD	MARYVILLE	TN	37804
532-15.00-11.19	CMH HOMES INC		5000 CLAYTON RD	MARYVILLE	TN	37804

TM #: 5-32-15.00-11.00 (p/o)
PREPARED BY & RETURN TO:
The Smith Firm, LLC
8866 Riverside Dr.
Seaford, DE 19973
File No. S18-352/

This Confirmatory Deed, made this 15th day of April,
2019,

- BETWEEN -

MICHELLE L. KIRK, of 12263 County Seat Hwy., Laurel, DE 19956, party of the first
part,

- AND -

DUNN INVESTMENTS, LLC, of 3543 Old Trail Rd., Edgewater, MD 21037, party of
the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum
of **One and 00/100 Dollars (\$1.00)**, lawful money of the United States of America, the receipt
whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part,
and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in
Sussex County, State of Delaware:

ALL that certain lot, piece and parcel of land, situate, lying and being in Little Creek
Hundred, Sussex County and State of Delaware, being known and designated as Residual
Lands of Michelle L. Kirk, said to contain 11.483 acres of land, more or less, on a survey
entitled "Minor Subdivision & Lot Line Revision for the Lands of Michelle L. Kirk",
prepared by Steven M. Adkins Land Surveying, LLC, dated 7/14/17, and recorded in Plot
Book 251, Page 44, and superseded by Plot Book 281, page 42.


BEING a portion of the same lands conveyed to Michelle L. Kirk from Michelle L. Kirk,
Successor Trustee Under The Revocable Trust of Ruth Ann Bonneville U/A/D April 2,
2009, as Amended and Restated on April 16, 2015, by Deed dated March 16, 2017,
recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on
April 12, 2017, in Deed Book 4692, Page 244.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

This Confirmatory Deed is being recorded to reflect the newest plot information for these lands.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:



 (SEAL)
Michelle L. Kirk

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on April 1, 2019, personally came before me, the subscriber, Michelle L. Kirk, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

MICHAEL R. SMITH
Attorney - Bar #4916
Admitted to Delaware Bar: 12/15/2006
Notary
Uniform Law on Notarial Acts
Pursuant to 29 Del. C., Sec 4323(3)


Notary Public

My Commission Expires: _____

**SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING & DESIGN REVIEW DIVISION
C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **4/25/2022**

APPLICATION: **2021-33 Workman's Crossing**

APPLICANT: **Mathew Egan**

FILE NO: **WSPA-5.02**

TAX MAP &
PARCEL(S): **532-15.00-11.00**

LOCATION: **Located on the northeast side of Brittingham Road (SCR 455),
northeast of Pepperbox Road (SCR 60).**

NO. OF UNITS: **3 single family lots**

GROSS
ACREAGE: **7.66 +/-**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes ☐ No ☒
- a. If yes, see question (2).
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 4**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

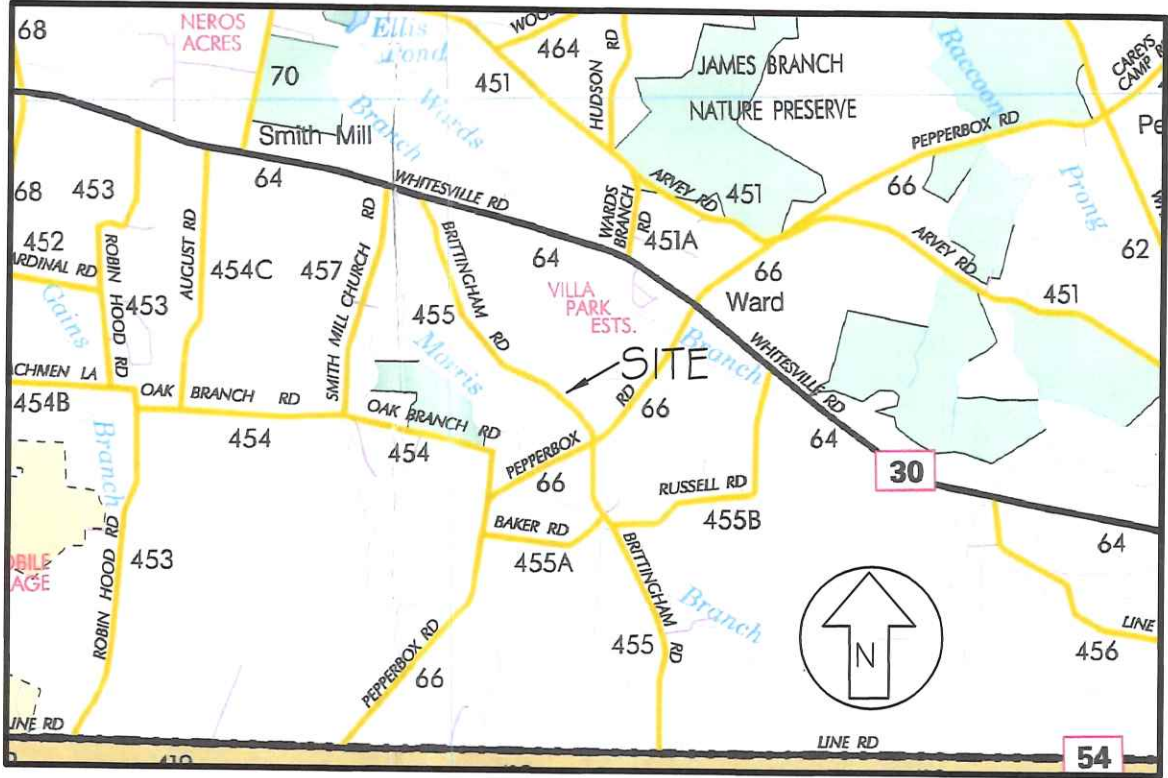
- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **No**
- ☐ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **The proposed subdivision is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **Not at this time**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Not at this time**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:

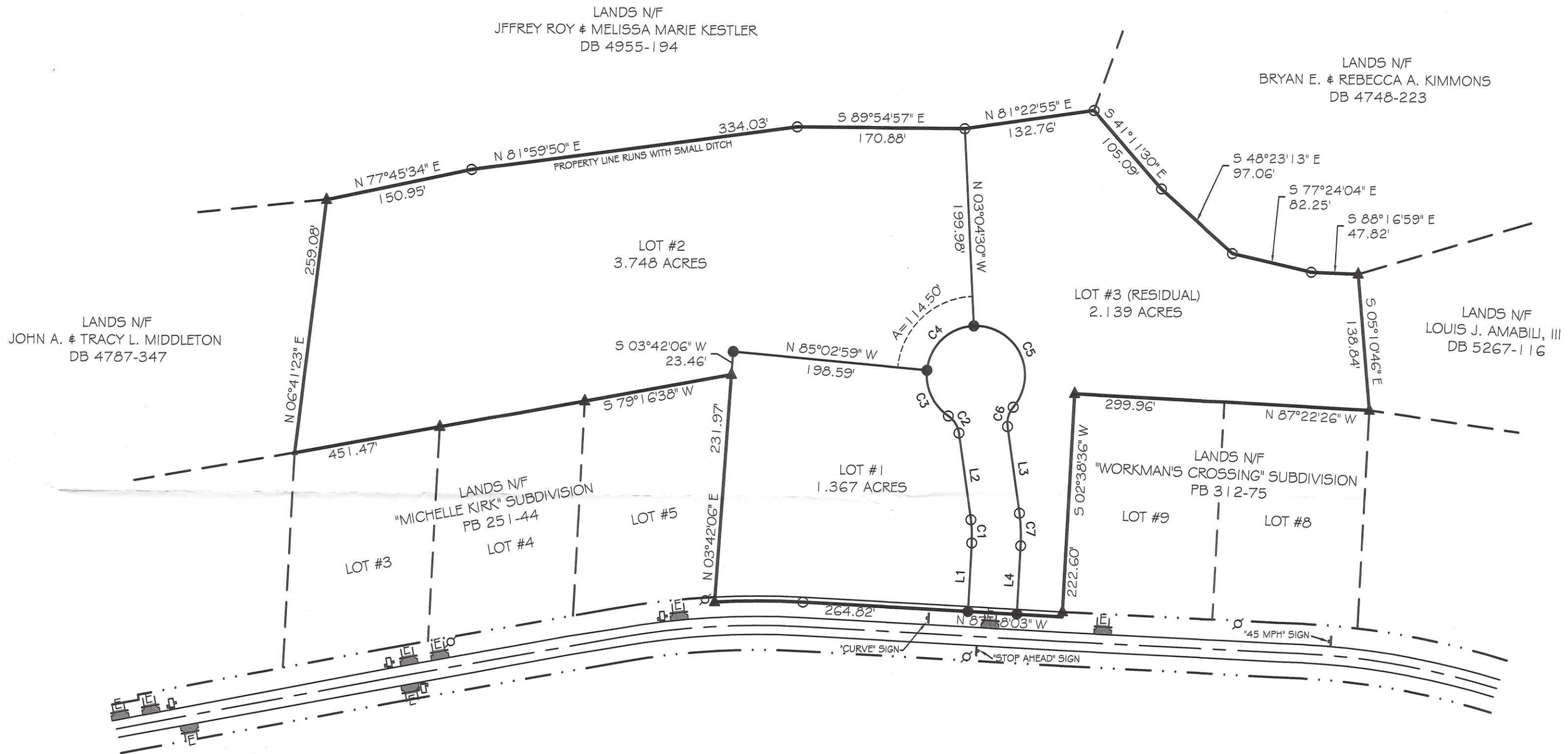


John J. Ashman
Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.
Lisa Walls
No Permit Tech Assigned



VICINITY MAP
SCALE 1"=1 MILE



STREET LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°36'50" E	69.49
L2	N 08°14'11" W	89.75
L3	S 08°14'11" E	89.75
L4	S 02°36'50" W	69.24

STREET CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.67	125.00	10°51'01"	N 02°48'41" W	23.64
C2	21.08	25.00	48°11'23"	N 32°19'53" W	20.41
C3	53.56	50.00	61°22'39"	N 25°44'17" W	51.04
C4	71.54	50.00	81°58'30"	N 45°56'51" E	65.39
C5	116.09	50.00	133°01'41"	S 26°33'39" E	91.72
C6	21.03	25.00	48°11'23"	S 15°51'30" W	20.41
C7	33.14	175.00	10°51'01"	S 02°48'41" E	33.09

DATA COLUMN:

T.M.#532-15.00-11.00
ZONING: AR-1
TRACT AREA: 7.660 ACES± (INCLUDING RESIDUAL AREA)
EXISTING LOTS: 1
PROPOSED LOTS: 2 NEW (3 TOTAL INCLUDING RESIDUAL LANDS)
PRESENT USE: AGRICULTURAL
PROPOSED USE: RESIDENTIAL
ACCESS: S.C.R. 455 (BRITTINGHAM RD.)
ROADWAY CLASSIFICATION: LOCAL ROADWAY
WATER AND SEWER: INDIVIDUAL ON-SITE
100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED
AS PER FIRM #1 0005C0600K DATED 3/16/15
THIS PROJECT IS NOT IN THE PROXIMITY OF A TID
SPEED LIMIT ON BRITTINGHAM ROAD IS 45MPH

I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF
THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN
WAS MADE AT MY DIRECTION AND DESIRE THE PLAN TO BE RECORDED
ACCORDING TO LAW.

OWNER NAME: MSA DATE: 10/27/21

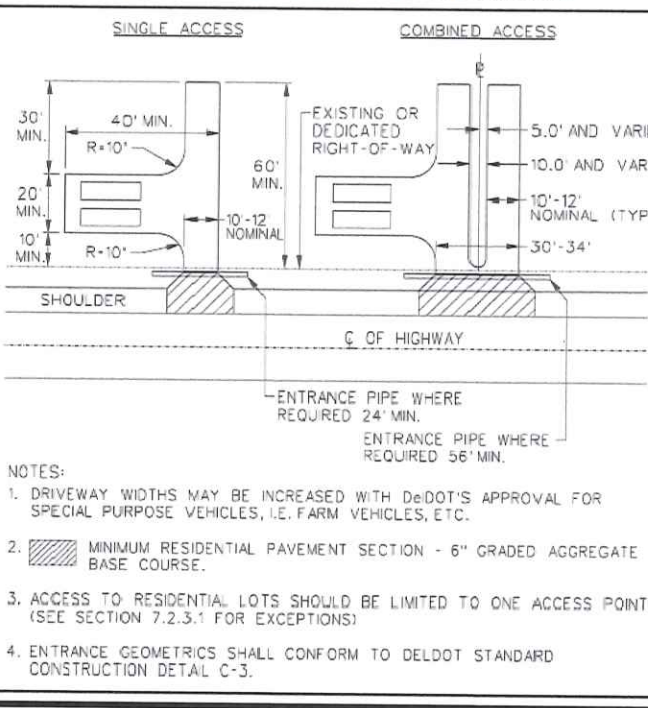
MINOR SUBDIVISION PLAN FOR

DUNN INVESTMENTS LLC

BRITTINGHAM ROAD, DELMAR, DE 19940

DELDOT DEVELOPMENT COORDINATION MANUAL

Figure 7.2.3.3-a Residential Access Design Requirements



NOTE: SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER
VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT
DISTANCE OF A DRIVER PREPARING TO ENTER THE
ROADWAY ARE PROHIBITED WITHIN THE DEFINED
DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS
PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE
AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO
AN ADJACENT PROPERTY OWNERS LAND, A SIGHT
TRIANGLE SHOULD BE ESTABLISHED AND RECORDED WITH
ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE
REQUIRED SIGHT DISTANCE.

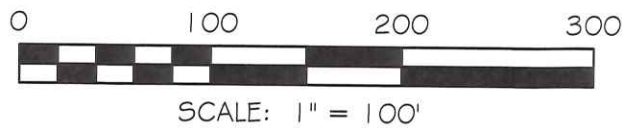
I, DONALD K. MILLER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN
THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN
ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS
THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE
BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE
PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY
CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW
REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

Donald K. Miller
DONALD K. MILLER, PLS 407

10/27/21
DATE

LEGEND

- IRON PIPE (TO BE SET)
- ▲ IRON ROD (FOUND)
- POINT
- ✉ MAIL BOX
- ⊕ UTILITY POLE
- ⊕ TRAFFIC SIGN
- ⊕ EXISTING ENTRANCE



THIS SURVEY AND PLAN DOES NOT VERIFY THE EXISTENCE
OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS
CROSSING THIS PROPERTY.
NO TITLE SEARCH PROVIDED OR STIPULATED.
SURVEY CLASS: SUBURBAN

DATE	REVISION

MILNER
LEWIS, INC.
LAND SURVEYING
1560 MIDDLEFORD RD.
SEAFORD, DELAWARE 19973
PH: 302-629-8895 FAX: 302-629-2391

Donald K. Miller
REGISTERED
No. 407
OCTOBER 19, 2021

HUNDRED	COUNTY
LITTLE CREEK	SUSSEX
STATE	DRAWN BY
DELAWARE	D.K. MILLER
REF.	FILE NO.
DB 5038-271	NAME OF DWG FILE